

*DRAFT*  
**POLICY PAPER**  
**SB 6094**  
**BUILDABLE LANDS INVENTORY**  
June 28, 2000

**Senate Bill 6094- The Buildable Lands Statute** (see attached RCW 36.70A.215 Review and Evaluation Program)

**Proposed Countywide Planning Policy**

Policy 1.1 (f) reads:

The county and cities shall review, at least every five (5) years their designated urban growth areas or areas in compliance with RCW 36.70A.215. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.

- (1) Each municipality within Clark County shall annually provide to the County parcel information on land developed or permitted for building and development in three categories: residential, commercial, and industrial. The county and municipalities shall follow the guidelines specified in the Plan Monitoring Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity.
- (2) Clark County in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report every five years, with the first report completed by 2002. The report will detail growth , development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it.
- (3) The county and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs. In addressing the consistencies, the County and municipalities shall identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of RCW 36.70A.215.

**ORIGINAL INTENT**

The intent of the buildable lands program is twofold: (1) determine whether a county and its cities are achieving urban densities within UGA's by comparing growth and development assumptions, targets, and objectives with actual growth and development that has occurred in the county and cities. (2) Identify reasonable measures, other than

adjusting UGA's, that will be taken to comply with the GMA, including methods to increase consistency between actual development and plan assumptions.

The county is currently in the process of adopting countywide planning policies that recognize and implement SB 6094 (Buildable Lands).

### **Why is this policy significant?**

The SB 6094 language asks us to review what has occurred, in terms of density, from the inception of the plan to the present, and requires that the local jurisdictions develop policy answers to these inconsistencies in the context of the current plan (time horizon 2012). The plan review and update seeks to do some of the same things, albeit without the state mandate, but also moves the planning horizon from 2012 to 2020 or 2022.

The statute requires a first report to be completed by 2002. Clark County is currently undergoing a review of the comprehensive plan and will make decisions that may include boundary expansions by the end of 2001. If boundaries are expanded prior to completion of the Buildable Lands Inventory, the County will be in non-compliance with a state mandate that will result in a remand from the Hearings Board.

Guidelines for data collection have been published by the Department of Community, Trade and Economic Development (CTED). A summary is provided below.

- 1) *annual volume of residential and employment based development*  
*CTED examples of useful data:*  
*Approved building permits, dates*  
*Approved subdivision permits, dates*  
*Residential units added annually (by parcel)—number type and amount of land*  
*Commercial sites developed annually—num., type, and am. of land*  
*Reduction of existing residential, industrial, commercial parcels*
- 2) *Land use adjustments*  
*CTED examples of useful data*  
*Addition to or subtraction from land in UGAs*  
*Land use designation changes from one type to another*  
*Changes in amount of land for different types of development—rural*
- 3) *Employment-based data*  
*CTED:*  
*Square footage of commercial/industrial improvements for each developed/redeveloped site.*  
*Net number of new employees*
- 4) *Critical Areas*  
*Review critical areas annually to be sure and include any new or additional buffers resulting from any federal, state, or local regulations*
- 5) *Capital Facilities*  
*Identify the location and amount of land needed for major capital facilities and subtract from available land. (note: Local governments may also collect data on capital facilities that are required for approval of development.)*
- 6) *Population Change*  
*OFM estimate tracking*
- 7) *Calculation of land needed for residential, commercial and industrial growth*

The Plan Monitoring Report tracks data on the indicators outlined in the Comprehensive Plan. Included are:

- 1.1 Population
- 1.2 Employment
- 1.3 Price of Raw Land
- 1.4 Price of Housing
- 1.5 Land Absorption (Residential and Commercial)
- 1.6 Residential Development
- 1.7 Industrial Development
- 1.8 Density
- 1.9 Geographic Distribution of Growth
- 1.10 Quality of Life (Air and Water Quality and Wildlife Habitat Areas)
- 2.1 Conversion of Vacant Land
- 2.2 Conversion of Underutilized Land
- 2.3 Redevelopment Activity
- 2.4 Mixed Use Activity
- 2.5 Infill
- 2.6 Development on Critical Lands
- 2.7 Vacancy Rates
- 2.8 Land Absorption
- 2.9 Density
- 2.10 Infrastructure
- 2.11 Land Absorption (Industrial/Commercial)
- 2.12 Change in Designation (Rezone)
- 3.1 Transit Mode Split
- 3.2 Additional Indicators

The scope of the Plan Monitoring report is broader than the required Buildable Lands Inventory. The data requirements for the Buildable Lands Inventory are more narrowly focused on the density of development for residential and employment based activities. It may be efficient to integrate the two monitoring systems, but they are not substitutes.

The results of the Plan Monitoring Report will be used, among other things, as a gauge to determine whether the boundary will be expanded. It may be more useful to begin a discourse after the more rigorous review and evaluation of the Buildable Lands inventory.

The intent of the Plan Monitoring Report is similar to Buildable Lands Inventory. As stated in the Comprehensive Plan, the purpose of tracking is to:

Provide an 'early warning' system to ensure that land supply is not being over constrained or that development is occurring in a manner inconsistent with the intent of the urban growth area.

Verify and adjust if required the assumptions used to calculate the baseline supply and demand for vacant land.

It is not intended for the data collected to always trigger an adjustment to the urban growth area boundary.

## **Options for Change:**

### *Option 1: Fold the 6094 requirements into the review and update process:*

Implications: This is the ideal model for proceeding and addresses both the state mandate and local comprehensive planning desires. The plan monitoring reports should go ahead as scheduled. In addition, a report specifically addressing the review and evaluation requirements of 36.70A.215 should be completed as quickly as possible. With these result in hand, the comprehensive plan review TAC and Steering Committee can recommend changes to policies to address identified inconsistencies for the remainder of the planning horizon—2012. The plan review and update process should then use the adopted comprehensive plan, and recommended changes from the 6094 process to plan for the succeeding 20 year period, out to 2020 or 2022. This may prolong the process, but will bring the county into compliance and permit the local decision to expand the planning horizon to continue as parallel processes.

### *Option 2: Continue with the Comprehensive Plan Review irrespective of the Buildable Lands Inventory.*

Implications: Completing the comprehensive review process without the review and evaluation of the Buildable Lands Inventory may put the county in non-compliance with a state mandate, if one or more of the urban growth boundaries is moved. The Buildable Lands legislation states that reasonable measures be identified, other than moving the growth boundaries, to increase consistency. The Comp Plan review is timely but skips a step required by SB 6094: review and evaluation and policy development to address inconsistencies as defined by RCW 36.70A.215.

### *Option 3: Continue with the Comprehensive Plan Review and substitute the Plan Monitoring Report for the Buildable Lands Inventory.*

Implications: Using the Plan Monitoring Report or a modified version to substitute for the Buildable Lands Inventory will put the County in compliance with the Comp Plan review process but may not meet the state mandated 6094 requirement (see above). The County will be in non-compliance if it decides to move boundaries, but the data gathered in the Plan Monitoring Report, will not necessarily trigger a boundary expansion of the boundary. If the assumption is that the data gathered in the Buildable Lands Inventory will not provide any significant changes from the plan monitoring report, why not continue planning to accommodate the OFM population projection?

### *Option 4: Continue with the Comprehensive Plan Review but not move the Urban boundaries.*

Implications: Complete the comprehensive plan review but make any boundary expansions contingent on the completion of the state mandated Buildable Lands Inventory. This allows the County to be in compliance with the 5-year comprehensive

plan review and the mandated Buildable Lands Inventory. Making the expansion of boundaries contingent on completing the SB 6094 Buildable Lands Inventory will create a time delay that may be unacceptable.

*Option 5: Delay the Comprehensive Plan Review until completion of the Buildable Lands Inventory.*

Implications: A delay in the comprehensive plan review will be inconsistent with its own policy to complete a 5-year review.

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